



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-5483  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 7/26/2017  
**In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 3-F at 1521-1527 N Sedgwick Ave - App No. 19301T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-F  
**Attachments:** 1. O2017-5483.pdf, 2. SO2017-5483.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/26/2017	1	City Council	Referred	

**ORDINANCE**

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Cl-3 Neighborhood Commercial District symbols and indications as shown on Map No. 3-F in an area bound by

North Sedgwick Street, a line 316.38 feet South of and parallel to West North Avenue, a line 102.15 feet East of and parallel to North Sedgwick. Street, a line 391.36 feet South of and parallel to West North Avenue

to those of a CI-3 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1521-27 North Sedgwick Street, "

**SUBSTITUTE NARRATIVE & PLANS**

**1521-27 North Sedgwick Street CI-3 to CI-3**

Applicant seeks to renovate an existing 5 story commercial building 54 feet 6 inches in height to establish a 48 bed transitional residence and construct a new 5 story addition 70 feet in height with 20 efficiency units and no parking. The subject property is located within 150 linear feet from the CTA Brown Line train station so we are seeking a waiver to provide no parking and to increase the floor area ratio to 3.7. We are also seeking a building height increase to 70 feet and to allow 100% efficiency units.

FAR	3.7
Lot Area	7,659 Square Feet
Building Area	28,100 Square Feet
Building Height	70 Feet
Front Setback	2 Feet 10 inches
Rear Setback	Zero
North side Setback	Zero
South side Setback	Zero
Parking	Zero
Minimum Lot Area per Efficiency Unit	382 Square Feet

Will seek variations for setbacks that are not compliant.

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## FINAL FOR PUBLICATION

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